SIGNATURE OF SUBDIVIDER/OWNER

STATE OF GEORGIA CITY OF MILTON THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO FULTON COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATED TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING: PUBLIC STREETS: 0.0 ACRES PUBLIC DRAINAGE EASEMENTS: 0.0 ACRES PUBLIC DRAINAGE EASEMENTS: 0.0 ACRES PUBLIC PARKS/OPEN SPACE: 0.0 ACRES KEN A. MEYER, JR. & BRIDGETTE MICHELLE MEYER SUBDIVIDER/OWNER

OWNER'S ACKNOWLEDGEMENT:

SURVEYOR'S CERTIFICATE:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

No. 2661
PROFESSIONAL
PROFESSIONAL
A
PROFESSIONAL
A \overline{DATE}

7/7/22

IT IS HEREBY CERTIFIED THAT THIS MINOR SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL IS CORRECTLY SHOWN. SURVEYOR'S CERTIFICATE:

No. 2661 PROFESSIONAL

SURNE OF 7/7/22

BUILDING SETBACK LINES FRONT = 60 FEET SIDE = 25 FEET REAR = 40 FEET ROPERTY ZONED AG-1 (CITY OF MILTON) - NO SPECIAL ZONING CONDITIONS

TOTAL LOT AREA = 191,834 Sq. ft.± (4.40 ACRES±)
TOTAL NUMBER OF LOTS PROPOSED = 1
MINIMUM LOT SIZE = 43,560 Sq. ft. (1.00 ACRE)
MAXIMUM BUILDING HEIGHT = 40 FEET
MINIMUM LOT WIDTH = 100 FEET
MINIMUM LOT FRONTAGE = 35 FEET
MINIMUM HEATED FLOOR SPACE = 2,600 Sq. ft.

ORIGINAL PROPERTY ADDRESSES AND TAX PARCEL ID NUMBERS 15245 BIRMINGHAM HIGHWAY - TAX ID #22 392005220376 15255 BIRMINGHAM HIGHWAY - TAX ID #22 392005220285 WATERS OF THE STATE EXIST ALONG NORTHWESTERN PROPERTY LINE ORIGINAL PROPERTY ADDRESSES AND TAX PARCEL ID NUMBERS 15245 BIRMINGHAM HIGHWAY - TAX ID #22 392005220376

GRID LOCATION & TOPOGRAPHIC DATUM OBTAINED USING A DUAL FREQUENCY LEICA GS14 RECEIVER AND GEORGIA LEICA RTK NETWORK. DATUM = NAVD'88. A LEICA TS13 03" R500 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS. EXISTING POWER & TELEPHONE UTILITIES ARE ABOVE GROUND THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,268 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 253,871 FEET.

WATER SERVICE PROVIDED BY FULTON COUNTY SEWER SERVICE PROVIDED BY PRIVATE ON-SITE SEWERAGE DISPOSAL SYSTEM (SEPTIC TANK & LEACH FIELD)

CITY OF MILTON AND FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

RELEASES THE CITY OF MILTON FROM ANY AND ALL LIABILITY AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF MILTON FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FUTURE FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCE MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION SHALL NOT BE CONSTITUT OF STAFF AND DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR A COMMON GOOD SHALL NOT BE CONSTITUTED AS CONSTITUTING A MAINTENANCE CONDUCTED FOR A COMMON GOOD SHALL NOT BE CONSTITUTED AS CONSTITUTING A MAINTENANCE CONDUCTED FOR A COMMON GOOD SHALL NOT BE CONSTITUTED AS CONSTITUTING A MAINTENANCE CONDUCTED FOR A COMMON GOOD SHALL NOT BE CONSTITUTING A MAINTENANCE CONDUCTED FOR A COMMON GOOD SHALL NOT BE CONSTITUTING A MAINTENANCE OBLICATION ON THE PART OF THE CITY OF MILTON'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNERS OF THE PROPERTY OR THE LANDS THAT GENERATED THE CONDITIONS.

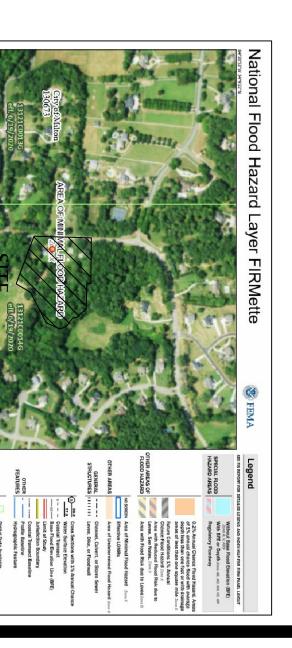
MINOR SUBDIVISION PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF MILTON, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF MILTON ZONING ORDINANCES, CONDITIONS OF ZONING AND THE CITY OF MILTON SUBDIVISION REGULATIONS AS AMENDED.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

STATEMENT OF SLOPE EASEMENT: THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED TO THE CITY OF MILTON ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS: 0' TO 5' - NOT LESS THAN 3H TO 1V SLOPE 5' TO 10' - NOT LESS THAN 2H TO 1V SLOPE

() Individual Onsite Well Water Supply This plat is approved provided the following available improvements are in compliance with the Fulton County Code of Ordinances, Chapter 34, Article IV, DRINKING WATER and Article XI, SEWAGE DISPOSAL. TYPE OF WATER SUPPLY FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS ENVIRONMENTAL HEALTH SERVICES Fulton County Health Department Fulton County Health Department TYPE OF SEWAGE DISPOSAL ▼ Individual Onsite Sewage Management Systems









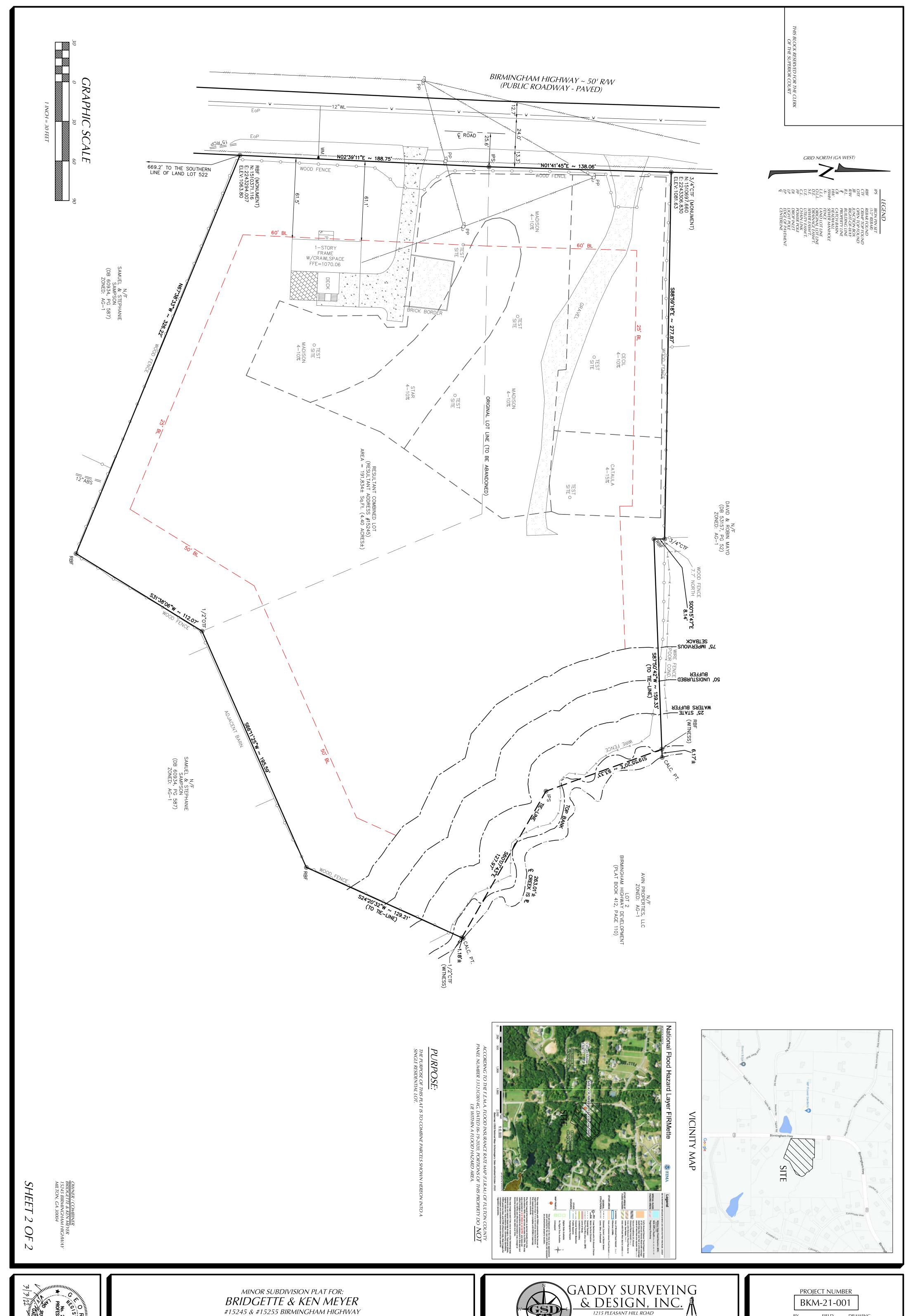
THE PURPOSE OF THIS PLAT SINGLE RESIDENTIAL LOT.

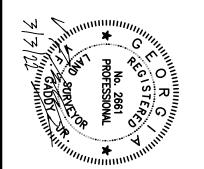
MINOR SUBDIVISION PLAT FOR: DEED BOOK 64749, PAGES 601-604



PROJECT NUMBER BKM-21-001 2-2-22

BRIDGETTE & KEN MEYER #15245 & #15255 BIRMINGHAM HIGHWAY LAND LOT 522 ~ 2ND DISTRICT, 2ND SECTION CITY OF MILTON ~ FULTON COUNTY, GEORGIA





DEED BOOK 64749, PAGES 601-604 LAND LOT 522 ~ 2ND DISTRICT, 2ND SECTION

CITY OF MILTON ~ FULTON COUNTY, GEORGIA

GADDY SURVEYING & DESIGN, INC. 1215 PLEASANT HILL ROAD LAWRENCEVILLE, GEORGIA 30044 PHONE - (770) 931-5920 FAX - (770) 931-5903 L.S. CERTIFICATE OF AUTHORIZATION #LS001014 P.E. CERTIFICATE OF AUTHORIZATION #PEF005450

2-2-22